

**TO:** Mayor and Board of Trustees  
**FROM:** Village Administrator Steve Stricker and Staff  
**SUBJECT:** Regular Meeting of November 22, 2010  
**DATE:** November 22, 2010

## **PLEDGE OF ALLEGIANCE**

**Andrew Buhelos, Elm School**

## **6. ORDINANCES**

### **A. Annex Certain Property (Surrounded Territory)**

Representatives of SAIA Truck Depot will be on hand Monday evening to present their proposal in regard to an annexation agreement to the Board.

### **B. Sign Variation/Conditional Sign Approval (15W256 North Frontage Road – SAM)**

Please find attached a letter from the Plan Commission recommending approval of a request by Mr. Mickey Straub on behalf of Sales Activity Management for conditional sign approval to allow a ground sign for an office building in the T-1 Transitional District and for variations to permit the sign to be 36 square feet (16 square feet permitted) and located 5 feet from the front property line (10 feet required). The subject property is located at 15W256 North Frontage Road.

The proposed sign was determined to be consistent with the size of other signs in the T-1 District and consistent with the quality and materials approved for other signs in the District. The setback variation was justified due to the size of the property and the location of existing parking and landscaping.

The Plan Commission's only concern was the use of stucco for the sign material. It was suggested that a metal panel or stone panel would be more enduring and require less maintenance. Thus, one of the conditions recommended by the Plan Commission would limit the sign to a metal panel or stone. Subsequent to the Plan Commission meeting, the petitioner has asked that he be allowed to maintain the option of using stucco to match the building. Staff has no objection to this minor change and has prepared the Ordinance reflecting the petitioner's request to use stucco for the sign panel.

**It is our recommendation:** that the Board concurs with the Plan Commission except for the condition eliminating stucco as an option for the sign and that the Ordinance be approved as submitted.

**C. Conditional Sign Approval (Forest Edge Subdivision)**

Please find attached a letter from the Plan Commission recommending approval of a request by the Forest Edge Homeowners Association for a subdivision entryway sign. Forest Edge is located on 91<sup>st</sup> Street between County Line Road and Garfield Avenue. The proposed sign complies with the Sign Ordinance.

**It is our recommendation:** that the Ordinance be approved.

**7. RESOLUTIONS**

**A. Extension of Subdivision Completion Deadline – Meadowbrook Place**

This matter has been tabled from three previous Board meetings pending payment of an extension fee. Payment of the \$10,000 extension fee was received on November 18, 2010. The Resolution extends the deadline for completion of the subdivision improvements to September 24, 2011.

**It is our recommendation:** that the Resolution be adopted.

**8. CONSIDERATIONS**

**A. Plan Commission Recommendation - Sign Variation (6800 North Frontage Road – Loyola Medicine)**

Please find attached a letter from the Plan Commission recommending approval of a request by Burr Ridge Medical LLC for conditional sign approval to allow two wall signs mounted more than 20 feet above grade and with a combined area of 250 square feet and for a variation to permit the private traffic directional sign of 50 square feet.

This sign request was presented in response to a request from Loyola Medicine for a second wall sign on the building. Loyola has agreed to occupy the entire building (they were previously only going to occupy 2 of 3 floors) subject to certain terms and conditions one of those being a second wall sign on the building.

Two wall signs are permitted for the building because it is a corner lot. Conditional sign approval is necessary for the combined area of the wall signs and the location of the signs on the building. However, no variations are required for the wall signs. The Plan Commission recommends that the previously approved monument sign be made smaller and to function only as a traffic directional sign. The monument sign was originally intended to list the various tenants in the building. A larger than normal traffic directional sign is justified because the building will include an immediate care center and identification of the immediate care center with an oversized directional sign is appropriate.

**It is our recommendation:** that the Board directs staff to prepare an Ordinance approving the conditional sign request and sign variation as recommended by the Plan Commission.

**B. Medical Center Wayfinding Sign on County Line Road, North of I-55**

Attached is a letter from the developer of the medical building at 6800 North Frontage Road (a.k.a. Loyola Medicine) offering a donation to pay for the construction of a wayfinding sign on County Line Road north of I-55. The sign would be consistent with the Village's wayfinding signs on southbound County Line Road and in the Village Center. The sign would identify the Loyola Medical Building, Burr Ridge Park District Community Center, Harvester Park, and the Hotel. The amount of the donation would be equal to the Village's cost for fabrication and installation of the sign - \$8,325. The sign would match the existing two-pole sign on southbound County Line Road south of I-55 (see attached sketch). It would be located on the east side of County Line Road between I-55 and Veterans Boulevard/Carriage Way Drive.

Although the medical center building is a private enterprise, it will include an immediate care center that is open to the public and provides a critical public service. Thus, it can be distinguished from other private businesses and is appropriate to be included in one of the principal way finding signs. Other wayfinding signs include only generic references to hotels, shopping, and dining with the exception of the small trailblazing signs for restaurants and hotels that participate in the IDOT business logo program. IDOT requires the small trailblazing signs as a condition of participation in their highway business logo sign program.

**It is our recommendation:** that the Board approves the donation and directs staff to proceed with a contract for the construction of the sign.

**C. Plan Commission Recommendation – Deny FAR Variation (8448 Walredon Drive – Chinwalla)**

Please find attached a letter from the Plan Commission recommending denial of a request by Mr. Juzer Chinwalla for a variation to permit an 18 x 12 foot (216 square feet) sun room addition to an existing house with the combined floor area of the addition and the existing house exceeding the permitted Floor Area Ratio (FAR) of 0.2. The property is within the Braemoor Planned Unit Development at 8448 Walredon Avenue.

The existing FAR for this property is 0.28 and the proposed FAR is 0.30. The house was built prior to the establishment of an FAR. The existing FAR is legally non-conforming but cannot be increased without a variation.

The additional floor area is a sun room meant to provide a sheltered area for the residents' enjoyment of the back yard. The petitioner claimed that in this case, FAR was not a good predictor of physical form and should not be applied to a sun room. There were no other residents or neighbors at the public hearing.

The ZBA was divided in its review of the variation. Two ZBA members voted to approve the variation believing that a glass sun room does not add bulk to the building (FAR is intended to regulate the bulk of the building relative to open space on a lot). However, a majority of the ZBA

members believed that the sun room does contribute to the bulk of the building and that there was nothing unique about the property that created a hardship relative to the reasonable use of the property. The Plan Commission briefly discussed a text amendment that would exclude sun rooms from the FAR calculation but there was not sufficient support from the ZBA to pursue a text amendment. The Plan Commission's recommendation to deny was by a 5 to 2 vote.

**It is our recommendation:** that the Board concurs with the Plan Commission and directs staff to prepare an Ordinance denying the variation.

**D. Plan Commission Recommendation – Deny FAR Variation (8448 Park Avenue – Sambare)**

Please find attached a letter from the Plan Commission recommending denial of a request by Mr. Dattatreya Sambare for a variation to permit a 317 square foot addition to an existing house with a combined Floor Area Ratio (FAR) of the addition and the existing house to be 0.22 rather than the permitted maximum FAR of 0.2. The property is within the Braemoor Planned Unit Development at 8448 Park Avenue.

The petitioner and his Architect noted that the floor area of the house and the FAR would be less than many existing homes in the Braemoor Subdivision and would be less than the permitted FAR of 0.25 in the adjacent Parkview Subdivision. The petitioner further stated that due to the house being a split level, the main floor area was relatively small and the addition would allow a main floor area more consistent with homes in Burr Ridge. There were no other residents or neighbors at the public hearing.

The ZBA was in unanimous agreement that there was no unique condition to the property that created a hardship. Therefore, there was no support for the variation. The ZBA did, however suggest that an amendment to the Braemoor PUD may be appropriate to allow an increase in the FAR to match the FAR of 0.25 permitted in the adjacent Parkview Subdivision (see Agenda Item 8-E).

**It is our recommendation:** that the Board concurs with the Plan Commission and directs staff to prepare an Ordinance denying the variation.

**E. Plan Commission Recommendation – Public Hearing for Amendment to Braemoor PUD – FAR**

Please find attached a letter from the Plan Commission requesting authorization from the Board of Trustees to conduct a public hearing to consider an amendment to the Braemoor PUD relative to Floor Area Ratio. This request is an outcome of the Commission's public hearing for two separate FAR variations in the Braemoor Subdivision.

The Braemoor PUD is located between 83<sup>rd</sup> and 87<sup>th</sup> Streets and includes Clynderven Road, Walredon Avenue, Dolfor Cove, and Park Avenue. In the course of reviewing the FAR variations, it was discovered that many homes within Braemoor were built before there was an FAR restriction and as result, many homes exceed the maximum permitted 0.2 FAR. Additionally, it was brought to the Commission's attention that the Parkview PUD, located north of 87<sup>th</sup> Street and adjacent to Braemoor, permits a maximum FAR of 0.25.

Based on this information, the Plan Commission believes that it would be appropriate to conduct further research into the FAR within these two PUDs and to hold a public hearing to consider an amendment to the Braemoor PUD that would increase the permitted FAR consistent with the Parkview PUD. If authorized, it is anticipated that the public hearing would be held in the first quarter of 2011.

**It is our recommendation:** that the Board authorizes the Plan Commission to conduct a public hearing to consider an amendment to the Braemoor PUD.

**F. Plan Commission Recommendation – Special Use (150 Shore Drive – A+ Remodeling)**

Please find attached a letter from the Plan Commission recommending approval of a request by A+ Remodeling for special use approvals to permit the outside storage of vehicles and equipment for a roofing and remodeling contractor. The subject property is located at 150 Shore Drive in a GI General Industrial District.

The petitioner proposes to store 15 to 20 vehicles and 1 or 2 dump trailers in a fenced storage area located behind the building. The vehicles would all be regulation pickup trucks and cargo vans. There would be no materials or other equipment in the storage yard. The storage yard would be enclosed with a decorative wrought iron fence for security and landscape screening would be provided wherever possible.

The Plan Commission was concerned that storage in the enclosed storage yard be limited primarily to vehicles and that materials and equipment such as tar kettles, ladders, roofing shingles, and waste not be placed in the storage yard. The petitioner agreed that this would not happen.

**It is our recommendation:** that the Board concurs with the Plan Commission and directs staff to prepare an Ordinance granting special use approval.

**G. Reappoint Wayne Mrjenovich to Stormwater Management Committee**

Mayor Grasso is recommending the reappointment of Wayne Mrjenovich to the Stormwater Management Committee for a two-year term expiring November 12, 2012 Mr. Mrjenovich has been a member of the Stormwater Management Committee since November 12, 2001.

**It is our recommendation:** that the recommendation to reappoint Wayne Mrjenovich to the Stormwater Management Committee be approved.

**H. Reappoint William Wilcox to Stormwater Management Committee**

Mayor Grasso is recommending the reappointment of William Wilcox to the Stormwater Management Committee for a two-year term expiring November 12, 2012 Mr. Wilcox has been a member of the Stormwater Management Committee since November 12, 2001.

**It is our recommendation:** that the recommendation to reappoint Will Wilcox to the Stormwater Management Committee be approved.

**I. Reappoint Nancy Montelbano to Stormwater Management Committee**

Mayor Grasso is recommending the reappointment of Nancy Montelbano to the Stormwater Management Committee for a two-year term expiring November 12, 2012 Ms. Montelbano has been a member of the Stormwater Management Committee since May 14, 2007.

**It is our recommendation:** that the recommendation to reappoint Nancy Montelbano to the Stormwater Management Committee be approved.

**J. Salary Increase for Village Engineer/ Public Works Director**

Public Works Director Paul May has done an outstanding job for the Village over the past 3½ years. Among his many accomplishments, Paul has helped to secure several infrastructure related grants totaling over \$3,000,000. In addition, Paul has capably managed his department without an Assistant Engineer for the past year. Paul's efforts in regard to Street Policy management, stormwater management and management and oversight of the water system has been well known to all of you who serve on these Committees. With this in mind and in light of the current marketplace for quality municipal engineers throughout the Chicagoland area, **it is my recommendation** that Paul May be recognized with a salary increase beginning December 1, 2010, from his current salary of \$102,720 to \$115,416. This increase represents what Paul would have received, had he been awarded his normal salary adjustments over the past two years, from when salaries were frozen.

**K. Proclamation – Drunk and Drugged Driving Prevention Month**

The Illinois Department of Transportation, Division of Traffic Safety, has designated December as National Drunk and Drugged Driving Prevention Month. Enclosed is a Proclamation in support of this designation

**It is our recommendation:** that the Proclamation be approved.

**L. Targets for Action Report – 3<sup>rd</sup> Quarter 2010**

Enclosed please find the Targets for Action report that was established during the Strategic Planning Workshop in September 2009, updated through the 3<sup>rd</sup> Quarter 2010.

**It is our recommendation:** that the Quarterly 2009-11 Targets for Action Report be received and filed.

**M. Approval of Vendor List**

Enclosed is the Vendor List in the amount of \$462,909.77 for all funds, plus \$183,119.75 for payroll, for a grand total of \$646,029.52. The Vendor list includes the following special amounts:

- \$64,600.00 – Harbour Contractors for Payment #14 for Police Station Construction Project
- \$22,956.35 – Burr Ridge Bank and Trust for principle and interest payment on Hotel/Motel installment loan
- \$66,206.25 – US Bank for interest payment on 2009 debt certificate series

**It is our recommendation:** that the Vendor List be approved.